

Monday, April 4, 2016

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. This time is only an estimate and is not to be considered as time guaranteed. The public and applicants are advised to arrive early.

ROLL CALL:

PRESENT: Leslie Terry, Glenn Marshall, Melissa Guise, and Ellen Carroll.

ABSENT: None

Chairperson Ellen Carroll: opens meeting.

PUBLIC COMMENT PERIOD

- Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

Chairperson Ellen Carroll: opens public comment with no one coming forward.

CONSENT AGENDA

- February 1, 2016 SRB DRAFT Minutes

Consent item 2, February 1, 2016 Minutes, is approved via voice vote by the County Subdivision Review Board and is available on file at the office of the Planning and Building Department.

Motion by: Leslie Terry

Second by: Melissa Guise

| BOARD MEMBERS | AYES | NOES | ABSTAIN | RECUSE |
|----------------------|-------------|-------------|----------------|---------------|
| Carroll, Ellen | x | | | |
| Guise, Melissa | x | | | |
| Marshall, Glenn | x | | | |
| Terry, Leslie | x | | | |

HEARINGS

- Continued hearing to consider a request by **EQUITY TRUST** for a Tentative Parcel Map (CO15-0001) to subdivide an existing 2.11 acre parcel into 2-parcels of 1.05 and 1.06 acres each for the purpose of sale and/or development. The proposed project is within the Residential Suburban land use category and is located on 1150 Santa Rita Road, in the community of Templeton. The site is in the Salinas River Subarea, North County planning area. A General Rule Exemption was issued for this project. (Continued from March 7, 2016)

Supervisory District: 1
Project Manager: Holly Phipps

Date Accepted: November 18, 2015
Recommendation: Approval

Holly Phipps, Project Manager: reviews the staff report and explains this item was continued from the March 7, 2016 meeting. Also, presents revised findings in Exhibit C, adding K-M; and revised Conditions in Exhibit D, revised Condition 2a; deleting Condition 5 and adding new Condition 12.

Tim Roberts, Agent: requests clarification regarding the hammerhead turn around condition and if an offer of dedication is required or is it to be reserved as an easement on the parcel map with Glenn Marshall responding.

Holly Phipps, Project Manager: displays an exhibit via the overhead projector of a modified hammerhead turn around that is approved by the Templeton Fire Department.

Glenn Marshall: questions if Mr. Roberts met with adjacent property owner.

David Ceja, neighbor: states concerns regarding underground utilities with Glenn Marshall responding.

The Subdivision Review Board notes a General Rule Exemption was issued on February 8, 2016 and approves Document Number: 2016-004_SRB granting Tentative Parcel Map (SUB2014-00067/CO15-0001) to SANTA RITA ROAD INVESTMENTS, LLC. / EQUITY TRUST based on the Revised Findings A. through M in Exhibit A and subject to the Revised Conditions 1 through 22 in Exhibit B; Adding New Finding K to read "There are special circumstances or conditions affecting the subdivision because undergrounding can sometime require additional poles to be set in order to drop down underground. New ground mounted transformers, pull boxes, pedestals and vaults will need to be constructed along property frontages. Since the poles are located on the neighboring parcels to the north and south, this would occur off the Graham property. These can also be unsightly. Trenching may also disrupt existing established landscaping and trees."; New Finding L to read "The granting of the adjustment will not have a material adverse effect upon the health or safety of persons residing or working in the neighborhood of the subdivision because the existing high voltage primary power transmission lines have been serving electricity to the area for decades without any adverse effect on the residents."; and New Finding M to read "The granting of the adjustment will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood of the subdivision because no other undergrounding has occurred and the adjacent properties are already developed and would be exempt from the undergrounding requirement." Also, Revised Condition 2a to read "Santa Rita Road shall be widened to complete the project frontage of an A-1 rural road section fronting the property and its terminus reconstructed to provide a Templeton Fire Department cul-de-sac or other approved terminus, and within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism. within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism."; Deletion of Condition 5; and Adding New Condition 12 to read "Prior to the filing of the final parcel map, the applicant shall submit to and be jointly approved by the county Department of Planning and Building and Health Department, results of percolation tests and the log or logs of soil borings performed by a registered civil engineer. For this purpose, the applicant shall perform one or more soil borings to be a minimum depth of ten (10) feet in the area of the appropriate area of the proposed sewage disposal system to determine the: a) subsurface soil conditions, (example: impermeable strata which act as barriers to the effective percolation of sewage); b) presence of groundwater; c) separation between sewage disposal saturation areas and groundwater; d) borings shall be as deep as necessary below the proposed on-site disposal area to assure required separation. The applicant must perform a minimum of three (3) percolation test holes, to be spaced uniformly in the area of the proposed sewage disposal system. (Parcel 2 only)." adopted.

Motion by: Glenn Marshall

Second by: Leslie Terry

| BOARD MEMBERS | AYES | NOES | ABSTAIN | RECUSE |
|-----------------|------|------|---------|--------|
| Carroll, Ellen | x | | | |
| Guise, Melissa | x | | | |
| Marshall, Glenn | x | | | |
| Terry, Leslie | x | | | |

4. A request by **COLIN WEYRICK** for a Vesting Tentative Parcel Map (CO14-0057) and concurrent Conditional Use Permit to 1): subdivide an existing 27.98 acre parcel into three parcels of 3.26, 9.49, and 15.23 acres each for the sale and/or development; and 2) allow the expansion of an existing lumber yard (previously authorized) to allow the phased construction of 10 covered equipment storage structures (One at 12,000 sf, Six at 6,000 sf, and Three at 5,200 sf) that are intended to cover existing building materials stored on-site, the construction of 2 workshops (Two at 3,200 sf) and to allow a mobile trailer that will be used as an office (384 sf) that will total of 77,384 sf. The project is with the Commercial Service, Residential Rural, and Commercial Retail land use category and is located on the east side of Theater Drive in the community of Templeton, in the Salinas River Subarea, North County planning area. A General Rule Exemption was issued for the project.

County File Number: SUB2014-00015

Supervisory District: 1

Project Manager: Holly Phipps

Assessor Parcel Number: 040-201-024 & 025

Date Accepted: August 26, 2015

Recommendation: Approval

Holly Phipps, Project Manager: presents staff report and discusses revision to Findings and Conditions. Deletion of Condition 6 and adding new Findings K-M.

Jamie Kirk, Agent: introduces Lacy Zubeck, agent: who introduces the proposed project.

Glenn Marshall: comments on Finding K and suggests revision to Finding. Reads change into the record.

Jamie Kirk, Agent: requests clarification on the Condition regarding waste water and soil boring with Holly Phipps, responding.

Terry Wahler: states that the stock Conditions for Community Water and Community Sewer are not in the staff report questions if these need to be added with Leslie Terry responding.

Jamie Kirk, Agent: clarifies the locations of the Community Water/Sewer.

Chairperson Carroll: requests a break to allow staff time to provide the members with the correct Stock Conditions.

Holly Phipps, Project Manager: states will be adding new Conditions, Standard Community Water and Sewer Stock Conditions 1-21 in which will amend ATTACHMENT 4.

The Subdivision Review Board notes a General Rule Exemption (ED15-207) was issued on March 9, 2016 and approves Document Number: 2016-005_PDH granting Vesting Tentative Parcel Map (SUB2014-00015/CO 14-0057) and concurrent Conditional Use Permit to COLIN WEYRICK based on Findings A through G. in Exhibit A and subject to the Conditions 1

through 15 in Exhibit B for the Conditional Use Permit and Revised Findings A through M. in Exhibit C and subject to the Revised Conditions 1 through 16 in Exhibit D; New Finding K to read "There are special circumstances or conditions affecting the subdivision because the existing overhead power lines along the western property line of parcel 2 on the parcel map are higher voltage lines and would be disruptive to underground. Based on the parcel frontage and lot configuration, the undergrounding required for this project would only capture a small segment of the utility infrastructure along this segment of Theater Drive. The County's Circulation Element calls for the extension of Bennett Way from Peterson Ranch Road to Theater Drive, reference Figure 1 on following page. The alignment has not yet been designed. It is anticipated that this entire intersection will be reconfigured to accommodate the Bennett Way extension and future improvements to the North Main Street Interchange. Any undergrounding of utilities done at this time would likely be required to be rerouted with the future project."; New Finding L to read "The granting of the adjustment will not have a material adverse effect upon the health or safety of persons residing or working in the neighborhood of the subdivision because the utilities will remain in their current state. All utilities will remain untouched overhead until such intersection will be reconfigured to accommodate the Bennett Way extension and future improvements to the North Main Street Interchange."; and New Finding M to read "The granting of the adjustment will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood of the subdivision because the location of such undergrounding improvements are located on Theatre Drive between Parcel 2 and southbound Highway 101 frontage, the only property and improvements it would have affected are those approved in previous Conditional Use Permit DRC2007-00024. Previously approved Conditional Use Permit required expansion of retention basins by 18,515 cubic ft. (PMT2009-01303) among landscaping setback and masonry walls were required to mitigate visual impacts for structures to be constructed. With granting of this adjustment these improvements will remain intact until such time as the intersection will be reconfigured to accommodate the Bennett Way extension and future improvements to the North Main Street Interchange." Also, the Deletion of Condition 6, with renumbering as needed; and Adding the Stock Conditions for "STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS USING COMMUNITY WATER AND COMMUNITY SEWER." adopted.

Motion by: Leslie Terry

Second by: Melissa Guise

| BOARD MEMBERS | AYES | NOES | ABSTAIN | RECUSE |
|-----------------|------|------|---------|--------|
| Carroll, Ellen | x | | | |
| Guise, Melissa | x | | | |
| Marshall, Glenn | x | | | |
| Terry, Leslie | x | | | |

5. A request by **ALAN REID AND RAYMOND SIEGELE** for a Lot Line Adjustment/Coastal Development Permit (COAL 15-0102) to adjust the lot lines between four parcels of approximately 1,750.0, 1,750.0, 1,750.0 and 3,500.0 square feet each. The adjustment will result in two parcels of approximately 4,760.0 and 3,990.0 square feet each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Single Family land use category and is located at 451 and 463 Dorset Street, approximately 175 feet west of the intersection of Dorset Street and Pembroke Drive, in the community of Cambria. The site is in the North Coast planning area. Also to be considered is the approval of the environmental document. A Class 5 categorical exemption was issued for this project.

County File Number: SUB2015-00040

Supervisory District: 2

Project Manager: Jo Manson

APN(s): 022-232-031, -045, -046

Date Accepted: February 19, 2016

Recommendation: Approval

Jo Manson, Project Manager: presents staff report via power point.

Chairperson Carroll: opens public comment.

Alan Reid, Applicant: states has no questions and is available for questions.

The Subdivision Review Board notes a Class 5 Categorical Exemption (pursuant to CEQA Guidelines Section 15305) was issued on February 23, 2016 (ED15-195) and approves Lot Line Adjustment/Coastal Development Permit (SUB2015-00040/COAL 15-0102) to ALAN REID AND RAYMOND SIEGELE based on the Findings A through C. in Exhibit A and subject to the Conditions 1 through 10 in Exhibit B. adopted.

Motion by: Melissa Guise**Second by:** Leslie Terry

| BOARD MEMBERS | AYES | NOES | ABSTAIN | RECUSE |
|-----------------|------|------|---------|--------|
| Guise, Melissa | x | | | |
| Marshall, Glenn | x | | | |
| Terry, Leslie | x | | | |
| Carroll, Ellen | x | | | |

PLANNING STAFF UPDATES

6. This is the time staff provides updates to the Review Authority for items not on the agenda.

None.

ADJOURNMENT

Next Scheduled Meeting: May 2, 2016, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Nicole Retana, Secretary
Subdivision Review Board

Minutes will approved at the June 6, 2016 Subdivision Review Board meeting.